



PROPOSED SHELTERED APARTMENTS at SCISSETT MOUNT, BUSKER LANE, SCISSETT, SOUTH YORKSHIRE

DESIGN AND ACCESS STATEMENT

REV B - FEB 2019



SECTION 01

INTRODUCTION

SECTION 01



INTRODUCTION

STATEMENT

The design and access statement is prepared in accordance with the CABE “Design and Access Statements – how to write, read them” document.

PLANNING APPLICATION PROPOSAL

The proposal is for the demolition of the existing houses currently occupying the site and the erection of a 3 Storey building containing 9no 1 Bed Apartments located at Busker Lane, Scissett.

ARCHITECTURAL COMMISSION

KDP Architects were commissioned by TLC Care Homes (Yorkshire) Limited. The brief was to create development that would achieve the following;

- To deliver a high specification sheltered apartments for the adjacent Care Home with generously sized bedrooms and lounges;
- Use of local materials so the building sits well within its context;
- To look at the benefits of renewable energy as they will be retaining the ownership of the Care Home.

SUPPORTING INFORMATION

The statement should be read in conjunction with the suite of documents and plans submitted in support of application, specifically;

- Drawings (KDP Architects)
- Ecology Report (JCA)
- Phase 1 Site Investigation Report (Earth Environmental)
- Tree Report (Andrew Harker Associates)
- Landscaping Scheme

SECTION 01



INTRODUCTION

PRE APPLICATION ADVICE

Pre-application comments were received from Kirkless Council on 05/02/19. A summary of the advice is listed below:

Principal

The principal of the development is against the NPPF, as the proposal would result in a greater impact on the green belt due to the scale massing and height of the proposed new build. However, if 'special circumstances' can be proven and the scale reduced this could be supported. We have reduced the scale and mass of the development to reduce the impact of the proposal. When viewed from Busker lane the proposal only reads as 2 storeys therefore it is viewed as a similar scale to the existing houses.

Design

The scale and massing should be similar to the existing houses and positioned in a similar location to protect the landscaping features. The new proposal also needs to look like Care Home scheme, therefore use similar materials, window styles and have a gable style roof. It is also advised that the Ground Floor Apartments should have direct access to outside amenity space. We have taken all these comments on board for this proposal.

Highways

The Apartments should have 1no. designated space each, these are now allocated for on the site plan, as suggested we have shown the spaces directly adjacent to the sheltered apartments.

Drainage

Updated drainage information required for the site for the full application, please refer too Drainage Scheme submitted,

Trees, landscaping and biodiversity

Trees to the North and South West need protecting during construction and the proposal needs to move away from the existing trees to the North a this must be retained and protected. For the full application an Ecology, Tree Survey and Landscaping plan must be provided.

The new proposal is further away from the existing trees these will all be maintained and protected. Please also refer to supporting information for Ecology, Tree Survey and Landscaping.

Environmental Health

No issues.

Other Matters

- Info provided by TLC needs to be expanded on for Full Planning App.
- Outdoor lighting information required
- Construction management information for safety of Care Home Residents

Conclusion

The current proposal would not be supported, however support may be given to a high quality scheme closer in scale to the existing house Scheme too big but could support something closer in scale to the existing house. Also, need to prove 'Special Circumstances' for required use.



SECTION 02

THE NEED

SECTION 02



THE NEED

Kirklees is experiencing the same issues as other areas of the country; our population is changing. There were around 430,000 people in Kirklees in 2016. If the predicted population growth is correct, by 2030 there will be 473,500 people in Kirklees (According to the 2014 ONS population projections released June 2016 and referenced <http://observatory.kirklees.gov.uk/jsna>) This is an extra 43,500 people, of which 25,100 will be over 65, taking the overall 'over 65' population to 98,200.

<https://publications.parliament.uk/pa/cm201719/cmselect/cmcomloc/370/370.pdf> (page 23)

Two of the key objectives in relation to housing people over 65 is to reduce the numbers of people currently living in inappropriate accommodation (such as a single occupant in 2 bed housing) and to increase the extra care capacity. Extra Care housing offers improved outcomes for the people who live there and contributes towards the local authority's specialist accommodation strategy.

As an established operator within the health and social care sector and through analysis of the enquiries received at our existing care home services, we support the local authorities' findings that there is a distinct lack of provision for people who wish to live independently, maintaining autonomy and choice over every aspect of their lives. We also recognise that people like the additional security and peace of mind knowing that care provision is an option, should they need it.

With this in mind, we plan to add a further 9 one-bedroom suites to the existing capacity of 142 'Extra Care' beds (<https://www.kirklees.gov.uk/beta/care-homes-and-housing/extra-care-housing-scheme.aspx>), currently operated from 3 local authority establishments; Meadow Green (Heckmondwike, 14 miles from Scissett), Sandy Mount (Crossland Moor, 12 miles from Scissett) & Woodland Court (Dewsbury, 14 miles from Scissett). Currently, no supply exists to assist the more rural locations around Scissett.

Studies highlight that Kirklees are far behind other LA's in developing Extra Care Housing. 142 beds is a very small number within an area with a growing population of aging people. Shortage is highlighted but with no noted plans to develop.

"Specialist and supported accommodation - A priority for Kirklees is the development of specialist and supported housing which meets the needs of all vulnerable groups of people and takes account of the changing stages and circumstances of people throughout the course of their lives. The number of people across Kirklees aged 65 or over is projected to increase by 28,600 from 71,700 (2014) to 100,300 by 2031,12 which represents an increase of nearly 40%. A review commissioned by the Council in 2016 from Peter Fletcher Associates identified that by 2030, there will be a shortfall of around 1,350 units of extra care in Kirklees including for people with dementia.

<https://www.kirklees.gov.uk/beta/planning-policy/pdf/strategic-housing-market-assessment-2016.pdf>

<http://www.kirklees.gov.uk/beta/housing/pdf/kirklees-housing-strategy.pdf>

We envisage that the person wishing to move into such accommodation will be aged 55 or over, currently living independently, be a part of the aging population, wishing to remain active, continuing with hobbies and interests and maintaining vital relationships with family and links within the community. We wholeheartedly support this as a vital component to positive mental health and general well-being, serving as a preventative measure towards deterioration.

<https://www.extracare.org.uk/villages-and-schemes/retirement-villages/brunswick-gardens-village/>

<https://www.extracare.org.uk/villages-and-schemes/retirement-villages/lark-hill-village/#larkhillvillage-village-btn:selected=true>

SECTION 02



THE NEED

The person will want secure housing suited to their needs, the freedom of having their own front door, with the option of assistance with daily living activities should they ever need it. Care and support that is available but not imposing in any way on their lifestyle. We believe that having the option and freedom of choice over their care, contributes to a person living an active and full life until that time arises.

We propose that the offer of such accommodation supports people to move, perhaps downsize from a property which may no longer be suitable for their current need. It also enables people to realise capital in order to support their changing need and plan for the future, safe in the knowledge that they maintain choice over and can shape their care at any given time.

The suites will be offered with a lease agreement, allowing the individual peace of mind that the agreement is long term and the rent payable remains the same for the specific time outlined in the lease agreement. This is opposed to a rental agreement which expires and renews on a month to month basis with agreement of the parties involved.

We recognise that assistive technology plays a vital part in enabling a person to maintain independence and autonomy, eliminating the need for intrusive home visits whilst enhancing daily living. Each of our suites will be equipped with an alarm service, offering reassurance to both the person living within the suite and their family that help is on hand should it be needed.

We support a person's right to purchase packages of support that are tailored specifically to them. It is important to us that personal choice is not compromised in order to fit with our service model, therefore, we will furnish the people who live within the suites with details of 'Care to Support', which provides information of care providers who are rated highly by the Care Quality Commission and who offer a good range of affordable services, from personal care, domestic services, preparation with meals and outings, for example.

Nursing care such as dressing of wounds, catheter care, may be provided by the Community based NHS staff.

Within our agreement we will offer a daily Well-Being visit to each of the suites where a person has consented. Should a person be found to be requiring assistance with contacting a GP, District Nurse, family member or emergency services, we will support with this. This service is intended to offer additional reassurance to the person whilst not infringing in any way on a person's independence. Also, as part of our agreement, and in an effort to alleviate loneliness, we extend an offer to people to engage with Scissett Mount, a 'Retirement Home with Care', situated within a short distance of the proposed suites. We understand that loneliness has a huge impact on a person's mental status and can often lead to deterioration and debilitating conditions.

Scissett Mount plays host to a café, a cinema room, quiet/reading areas, a bowling green, a function room with bar area and a hair salon. The home is set within beautifully landscaped gardens, allowing people to enjoy social time together or sit quietly with their thoughts whilst taking in the views.

It is our aim to invite people living within the suites to enjoy the facilities on offer, which include daily activities, entertainment, religious services, hairdressing and pamper sessions. Mealtimes are very much a social occasion where people will have the option to enjoy a nutritious and home cooked meal.

Both Scissett Mount and the proposed site of suites are set within an area with a wonderful community spirit. We encourage all people who use our services to engage with community groups, embrace the community and everything it has to offer. Likewise, we welcome people living and working within the area to join us in keeping the community spirit alive.

<http://www.kirklees.gov.uk/beta/planning-policy/pdf/SCI-adopted.pdf>

SECTION 02

THE NEED

In the event that a person's needs change so that they are no longer able to live independently, and should it be the person's choice, we can offer a seamless transition into accommodation at Scissett Mount.

As stated above, it is important to us as an organisation that personal choice is not compromised in order to fit in with our service model. In light of this, we propose that the accommodation we provide is offered to the client as a comfortable, safe living space where they have freedom of choice over every aspect of their activities of daily living. Positive outcomes will be achieved through good working partnerships with a diversity of multi-disciplinary teams, ensuring that people maintain good physical and mental well-being throughout their senior years, reducing the need for full time nursing or residential care.



SECTION 03

SITE CONTEXT

SECTION 03

SITE CONTEXT

SITE

The site was formally woodland and assumed was once part of the Greenbelt. In 1975 a 39 Bed Care Home was constructed on the site by the Local Authority, however this was closed in 2007 as the building was deemed no longer fit for purpose. This is becoming more common with smaller Care Homes and it is now preferable to have Care Home with larger numbers on a site to make them financially viable to run.

The original 1975 building was demolished, however, as a result of the established Care Home Building and Planning Consent (Use Class C2) the site is considered Brownfield. The site had a planning consent for a larger Care Home, application (ref: 2012/62/92381/E) in 2012 for an 85bed scheme. In 2017 an 85no Bed Care Home was approved for the site. (ref: 2017/62/90077/E) This is currently under construction.

The location for the 9no sheltered houses will demolish the existing 2 storey 3bed houses, shown in the picture opposite. This building has no architectural merit and is an eye sore for the area.

The Care Home on the site will operate the 9no. Sheltered apartments offering residents the a more independents living arrangement.





SECTION 04

DESIGN

SECTION 04

DESIGN

USE

The proposal is for the demolition of the existing houses currently occupying the site and the erection of a 3 Storey building containing 9no 1 Bed Apartments located at Busker Lane, Scissett. These units will be operated by the Care Home offering residents a more independent lifestyle whilst providing support when necessary .

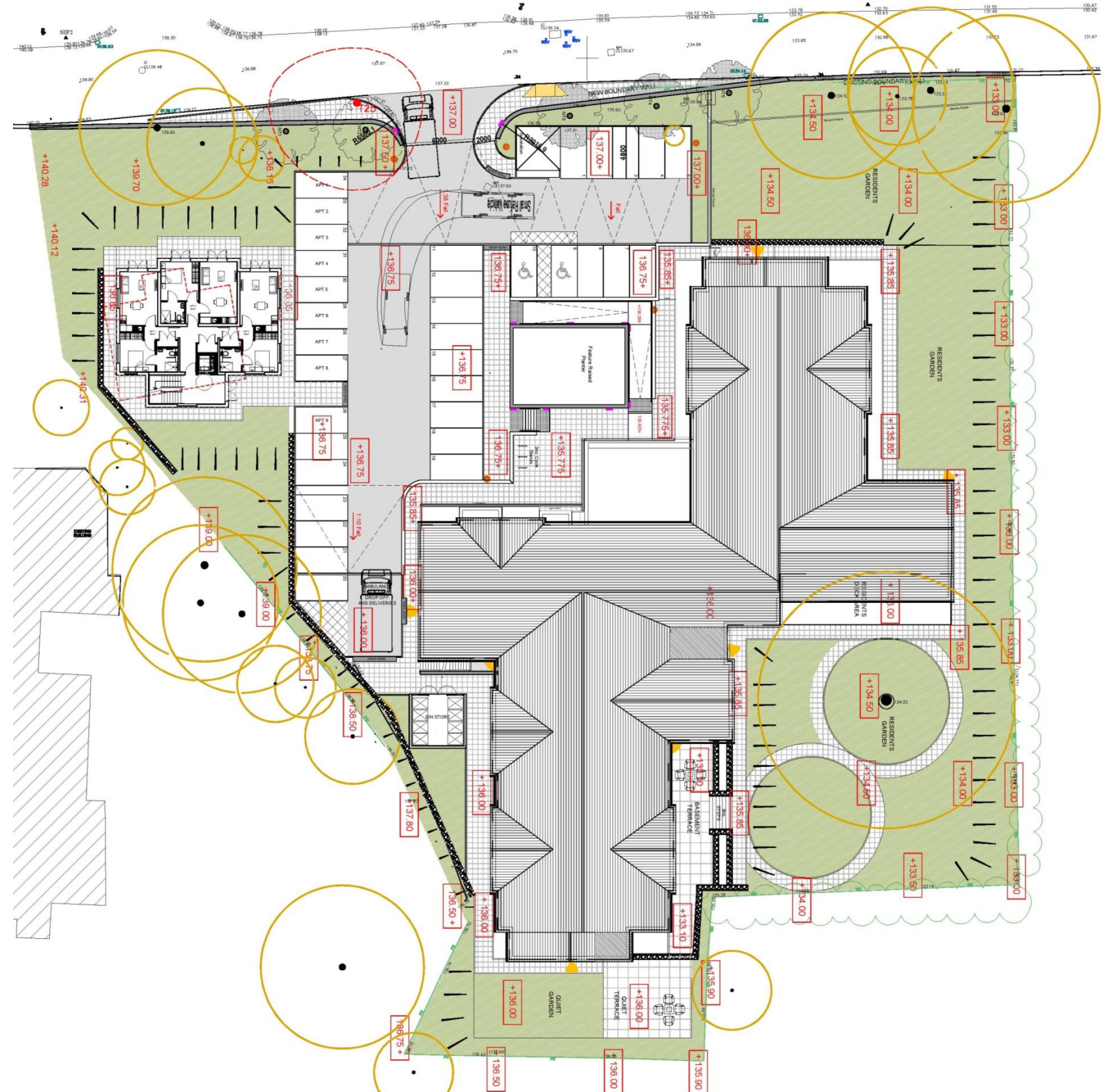
The proposal sits to the North West corner of the Care Home.

QUANTITY

Accommodation Schedule

Ground Floor:	3no. 1 Bedroom Apartments
First Floor:	3no. 1 Bedroom Apartments
Second Floor:	3no. 1 Bedroom Apartments
Total :	9 No. 1 Bedroom Apartments

34No. Car Parking Bays for Apartments and Care Home. Each Apartment has been designated one parking bay.



SECTION 04

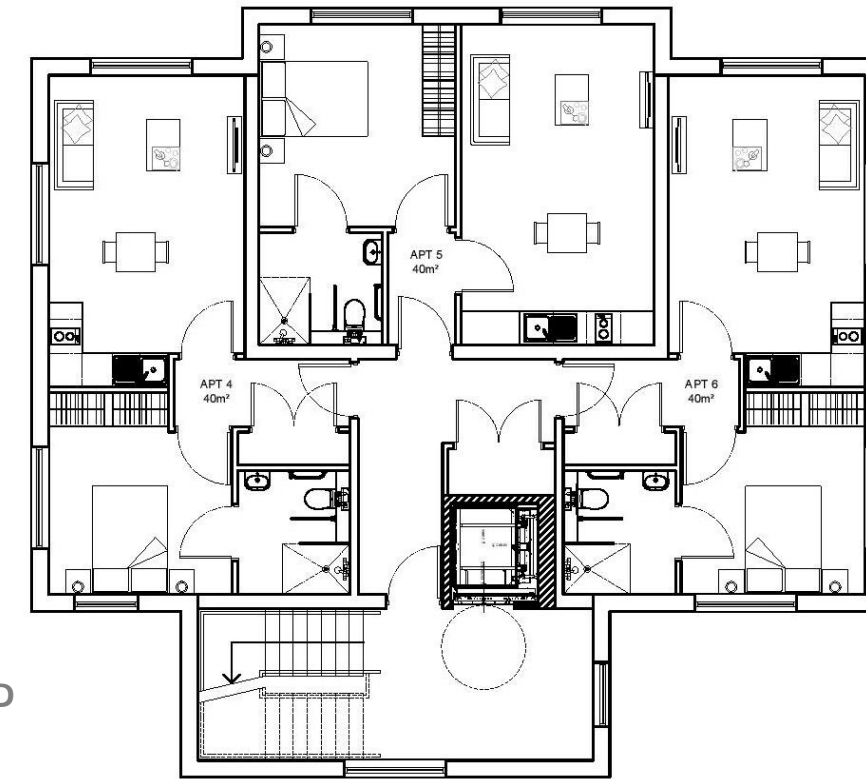
DESIGN

LAYOUT

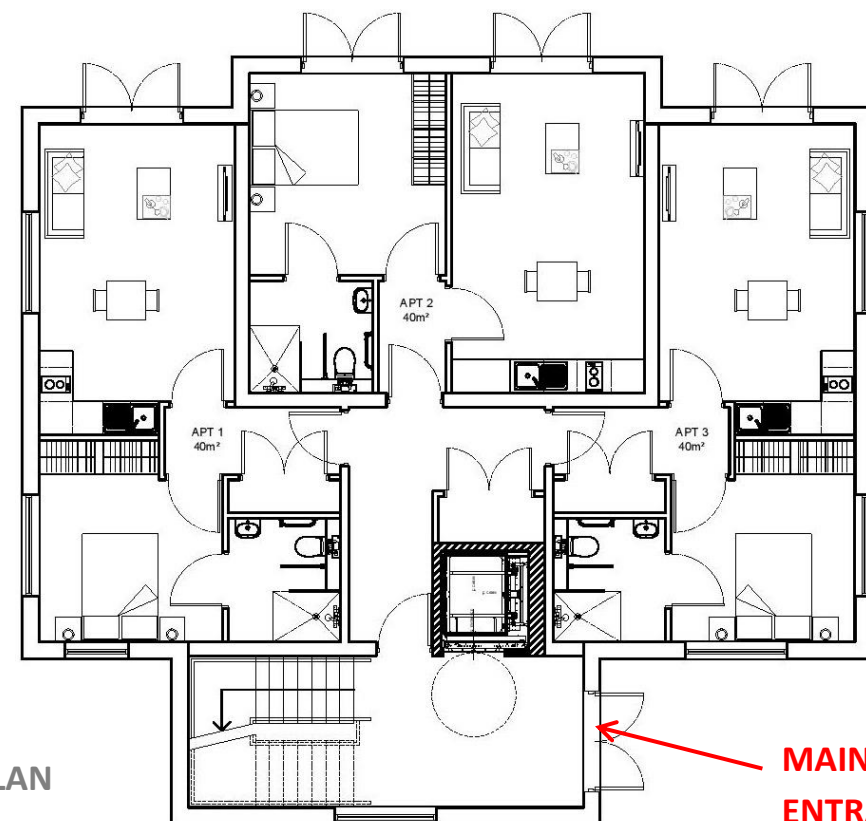
The block has been arranged with a central lift and a stair core to the rear of the site. The main entrance is via this stair core off the Car Park on the East Elevation, as shown on the Plan opposite.

All the apartments are self-contained One Bed apartments, enabling the occupants to live independently in a secure and caring environment. These apartments are 40sqm offering generous sized Bedrooms and Lounges.

Ground Floor apartments have glazed doors out onto a private amenity space.



FIRST AND SECOND FLOOR PLAN



GROUND FLOOR PLAN

MAIN
ENTRANCE

SECTION 04

DESIGN



SCALE

The proposed building is arranged over 3no. Floors, however due to the changes in levels across this will only read as 2 storeys from Busker Lane. The existing scale of the current houses on the site is 2 storeys, this is shown dashed on the street scene below.

The Care Home adjacent is 3 storeys, the proposed ridge height is lower than the Care Home. The elevation facing Busker Lane reads as the main elevation, as the relationship with the street is important. The building is well screened by mature trees to the front boundary to Busker Lane, which will result in the proposed building being masked from the main road.

The surrounding buildings are 2 and 3 storey, such as Lower Busker Farm and Nortonthorpe School respectively.

APPEARANCE

The proposed building will be traditional in appearance and match the Care Home on the site, therefore they read as the same development. This material palette works well using traditional materials; pitched roofs, reconstituted stone, render and reconstituted slate. Similar to the Care home, modern elements such as dark windows; black fascia's and soffits will be used.

The windows to bedrooms will be large and in some cases full height windows, this is to increase the levels of natural light within the building.



SECTION 04

DESIGN

CRIME PREVENTION AND SECURITY

Due to the nature of the development the building will have a full time management team on site. This will mean there will be a person at reception most of the day and possibly a security guard(s) taking over from 5pm through until 8am.

The main entrance into the building will all have an electronic fob entry. This will restrict access to occupants and staff only; but will also monitor movements on site. Externally and internally the building will be covered by CCTV which will be strategically placed so that the residents privacy is respected.

The garden areas will be secured with appropriate fencing and these areas have a high level of natural surveillance with the Lounges and Bedrooms looking on to these areas.

The location of the Management Suite of the Care Home will also monitor movement into the new proposal. The apartment scheme will have an 24 hour monitored alarm system, which can be controlled and monitored by the Management Suite .

The Scheme will be externally well lit, especially in critical areas such as car park, main entrance and footpaths. These will all be on dusk till dawn sensors. A Good lighting scheme will help to deter intruders and reduce the fear of crime.





SECTION 05

ACCESS

SECTION 05

ACCESS

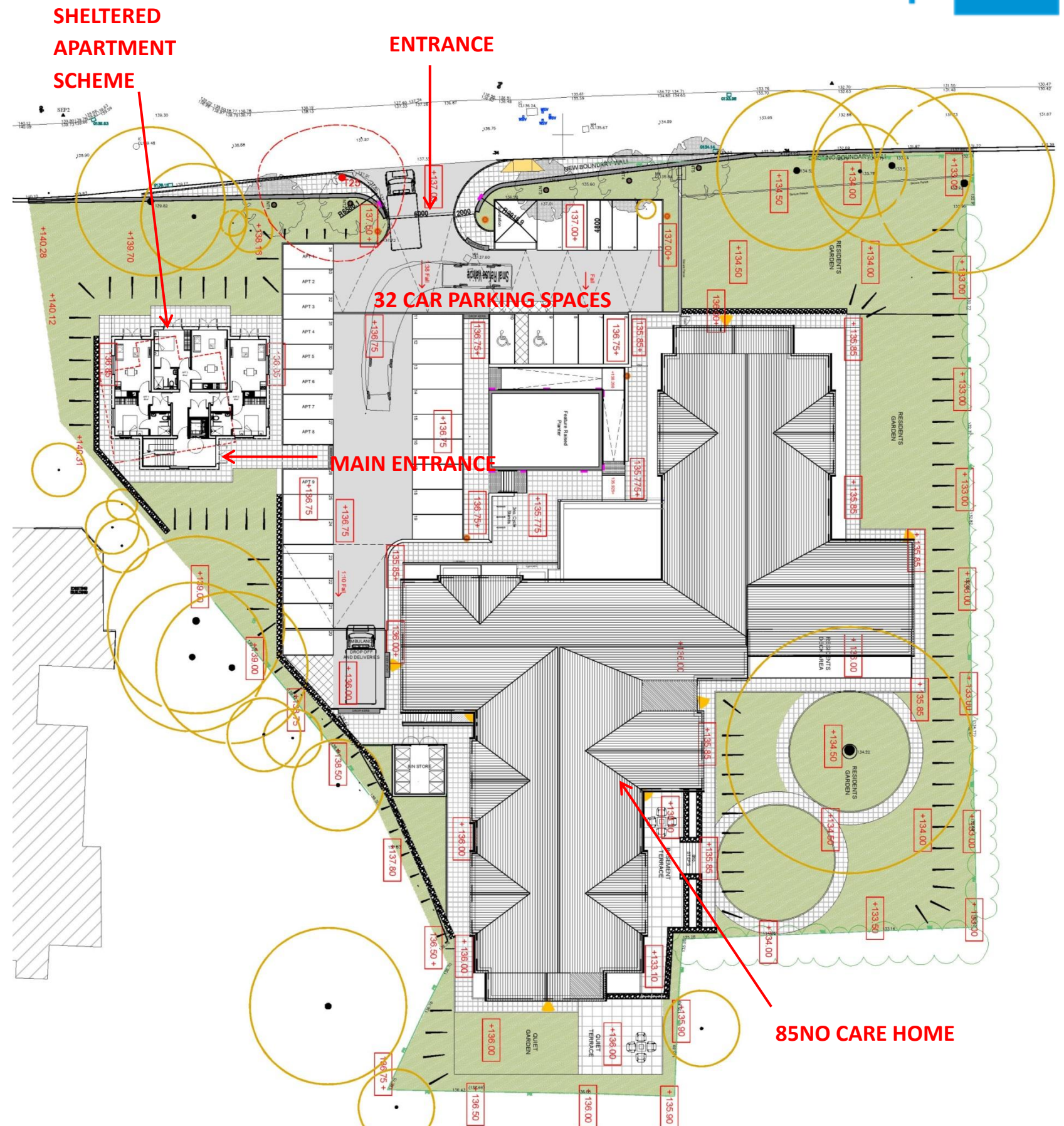
ACCESS

The proposal will utilise the Care Home entrance to the site as these buildings will be connected. This also helps with security and monitoring the access of residents and visitors. The main entrance to the proposal is off the car park, this is shown on the plan opposite.

INCLUSIVE ACCESS

The applicant recognises the requirements of the Disability Discrimination Act and the Council's own standards to ensure that all new developments are accessible by all sectors of the community, irrespective of any disability. The building will also conform to Building Regulations Approved Document M. This development includes the following, as standard:

- Level threshold at all entrances and egress points;
- All doors within the building will have a clear opening of at least 800mm wide. (Measured from face of door stop to face of door in 90 degree position);
- The building has been designed to provide full access throughout with a Lift serving all floors;
- Internal corridors will be a minimum 1500mm, with wider sections where possible up to 1800mm wide, for passing points;
- All assisted bathrooms and toilets will be wheelchair accessible;
- Landscaped areas will be carefully designed so access available to all areas through hard landscaped footpaths.





SECTION 06

SERVICING

SECTION 06

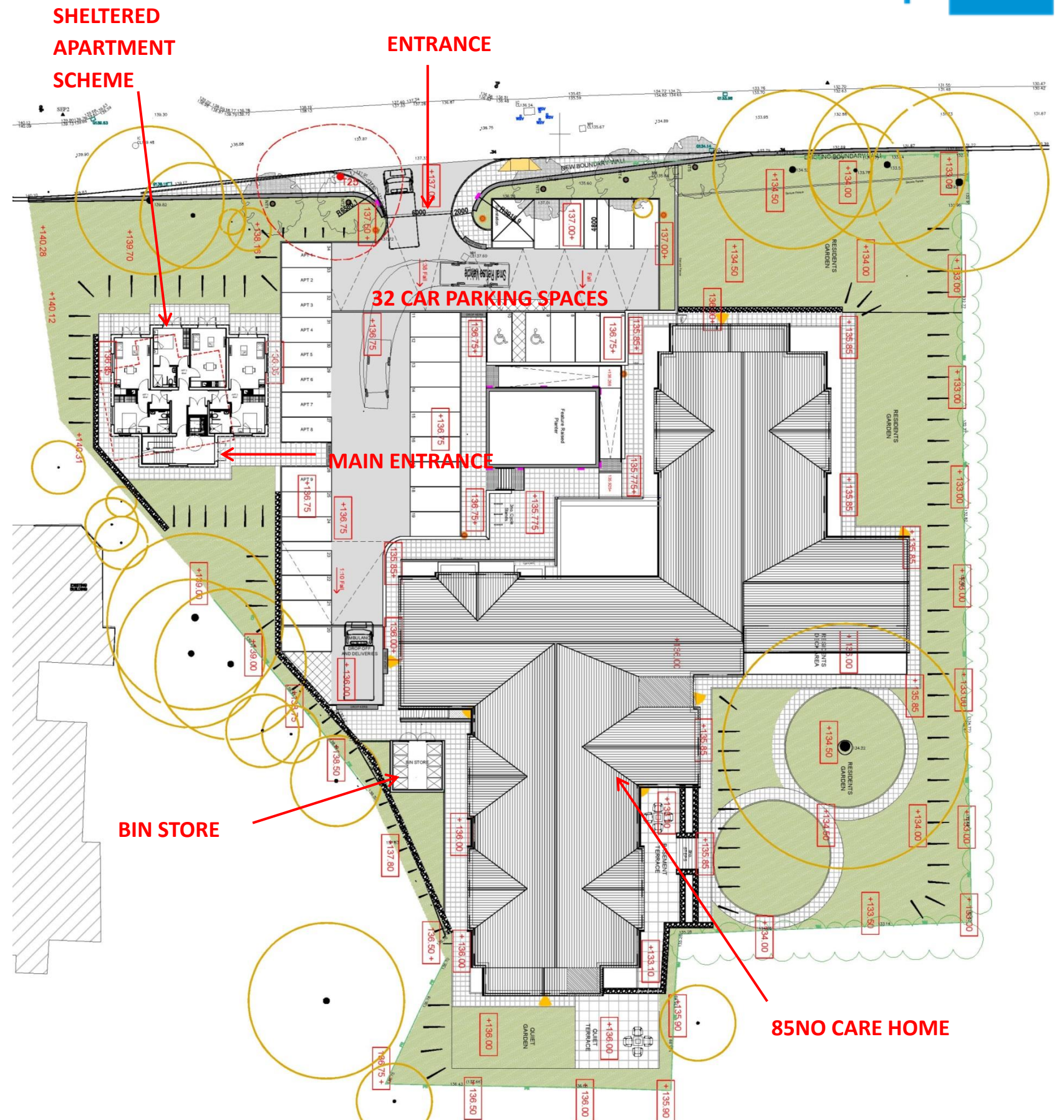
SERVICING

REFUSE AND RECYCLING

The Care Home Bin store is to be utilised, this has been made slightly larger to include for two extra 1000ltr Euro Bins. The agreed strategy for collection times and frequency will be arranged with a local private waste collection company and in conjunction with the Local Authority. The number of bins, as well as the recycling requirements, will also be arranged during this process or be dealt with under the Planning Conditions if possible. A small refuse vehicle will be able to enter and exit the site in forward gear.

SERVICING

Visitors and Post deliveries will be made direct via the main entrance. In the Lobby of the main Entrance post boxes will be provided for each apartment.





SECTION 07

SUSTAINABILITY

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SUSTAINABILITY

SUSTAINABILITY AND ENERGY

The scheme will be delivered to Building Regulation Standards in line with Approved Document L. Through the development of the detailed design and choosing of the construction method and insulation, the thermal model (SBEM) will be produced. It is envisaged that the building will have some sort of renewable energy source such as a CHP (Combined Heat and Power) boiler that will be gas fired.

Our client's normal practice will be to use the building envelope to ensure that the insulation values are over and above the Building Regulations, so we can ensure that the requirement on fossil fuels will be kept as low as possible. With using gas as the primary heating source for the space and hot water heating, this will also mean we are not as reliant on electric, which is seen as less efficient in the thermal model.

To also reduce the electric output the Care Home will have LED lighting throughout, as well as occupancy sensor lighting to applicable areas within the building. It is also intended that we will not need air conditioning as the building will be naturally ventilated and cooled to rooms with windows to all habitable rooms.

Where possible we will try to explore any additional energy features such as grey water harvesting for watering the landscaped areas. We may also look at Photovoltaic Panels or a Ground Source Heat Pump. The drainage strategy will be confirmed in the submission of the Full Planning App.





SECTION 08

CONCLUSION

SECTION 08



CONCLUSION

The proposal will develop this suitable site for a Sheltered Apartment scheme which will provide a positive contribution to Busker Lane. The existing houses are an eye sore to the local area and we believe this new proposal will enhance the quality of Busker Lane.

With the population forecast suggesting the proposition of older people in the community is to increase substantially, we believe it is important to provide contemporary, well-designed accommodation to meet their needs. The development will appeal to people who made need care and support but still require independence. This development is also adaptable to the changing needs associated with ageing. Offering varying levels of support will enable the Care Home and this proposal to succeed and be a vital contribution to the local area.

The proposal will be a high quality and attractive development; the design, massing and appearance will look to ensure it matches the Care Home as well as fit in with the local context and not just be a neutral addition but a positive contemporary development in the area. We believe this proposal is a far better contribution to the area than the current houses on the site, therefore we believe that this application should be supported.

SUMMARY : 9no 1 Bed Sheltered Apartments